

City Council
Atlanta, Georgia

03- 0-1997

AN ORDINANCE
BY: ZONING COMMITTEE

U-03-24
9-24-03

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA as follows:

SECTION 1. Under the provisions of Sections 16-11.005(1)(l) of the Zoning Ordinance of the City of Atlanta, a Special Use Permit for a **Outdoor Dining Facility (patio)** is hereby approved. Said use is granted to **Steve S. Franklin** and is to be located at **579 N. Highland Avenue, N.E.** to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **15** of the **14th** District of **Fulton** County, Georgia, being more particularly described by the attached legal description.

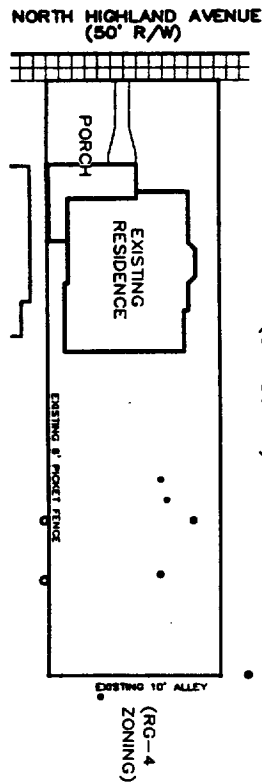
SECTION 2. That this amendment is approved under the provisions of Section 16-25.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Special Use Permits, Procedural Requirements," and the Director, Bureau of Buildings, shall issue a building permit only in compliance with the applicable provisions of this part. The applicable conditional side plan and any other conditions hereby imposed are enumerated by attachment. The Special Use Permit hereby approved does not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 2. That all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

CONDITIONS FOR U-03-24

1. Site plan entitled "Site Plan: 579 North Highland Avenue" prepared by TAC Studios, dated September 24, 2003, and marked received by the Bureau of Planning September 24, 2003.

EXISTING ON-GRADE PARKING (C-1 ZONING)



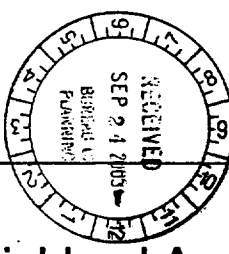
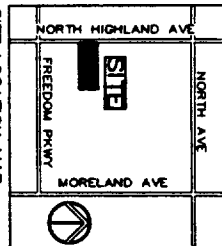
EXISTING RESTAURANT
(C-1 ZONING)

2 EXISTING SITE PLAN 1/32" = 1' - 0"



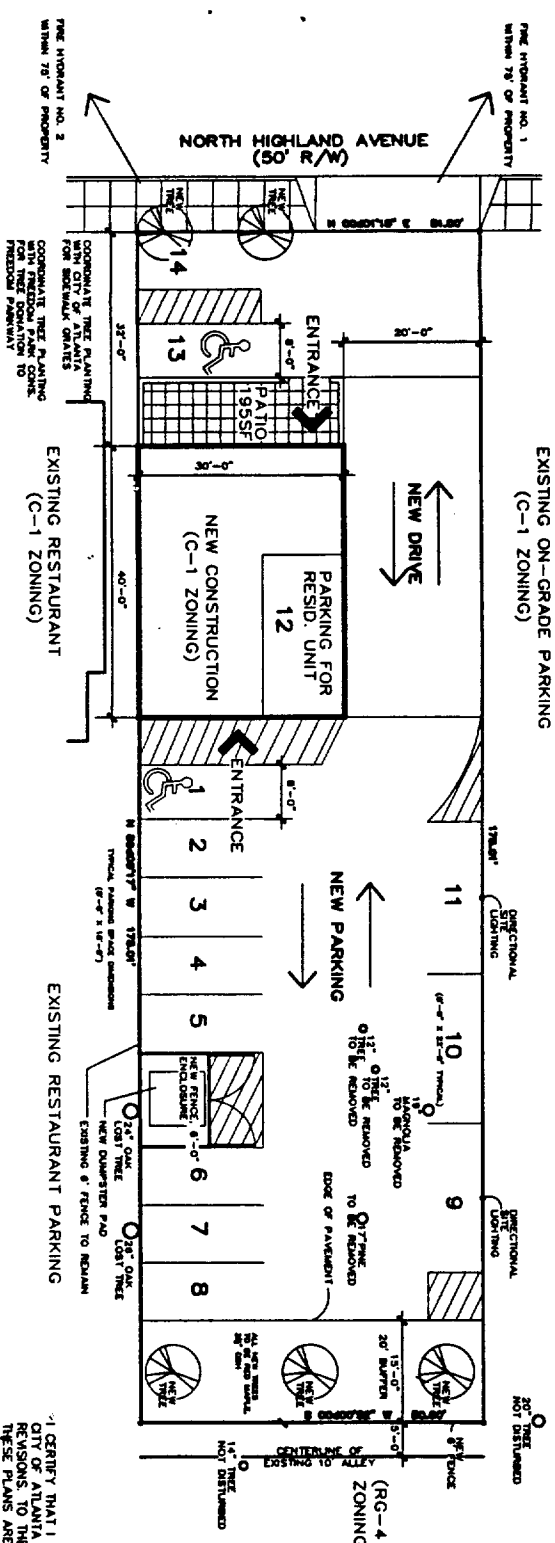
COPEWELL SUBDIVISION	
979 NORTH HIGHLAND AVENUE	
LAND LOT 15-	
4TH DISTRICT	
FULTON COUNTY, GEORGIA	
PROJECT DATA:	
LAND AREA	2 ACRES
EXISTING ZONING	C1
PROPOSED HEATED FLOOR AREA	2,650 SF
PROPOSED RESTAURANT AREA	1,730 SF
PARKING REQUIRED	17 SPACES
PATIO AREA	185 SF
PARKING REQUIRED AREA > 25% OF DINING AREA	0 SPACES
PROPOSED RESIDENTIAL AREA	921 SF
PARKING REQUIRED	1 SPACE
TOTAL PARKING REQUIRED	18 SPACES
TOTAL PARKING PROVIDED	14 SPACES
REQUEST SPECIAL EXCEPTION TO REDUCE REQUIRED PARKING BY 4 SPACES FROM 18 TO 14.	
PARKING RATIO - RESTAURANT	1 SPACE/100 SF
PARKING RATIO - RESIDENTIAL	1 SPACE/UNIT

SITE LOCATION MAP

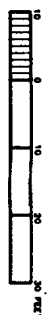


U-03-24

site plan:
579 North Highland Ave



1 PROPOSED SITE PLAN 1/16" = 1' - 0"



U-03-24

DATE: 24 SEP 03 ISSUE: 1

SHEET NO.: 1 OF 1

SEAL: JOE E. TAMM REGISTERED PROFESSIONAL ENGINEER STATE OF GEORGIA

© T&C Studios, INC. 2002

T&C studios

PROJECT TEAM:

Owner: **Landmark, LLC**

Architect: **T&C Studios, Inc.**

Address: 4447 680

Atlanta, Georgia 30340

Phone: 404.487.6870

Fax: 404.487.6870

Website: www.tandcstudios.com

Conflict: None

J-13-03 04:57P Atlanta Council

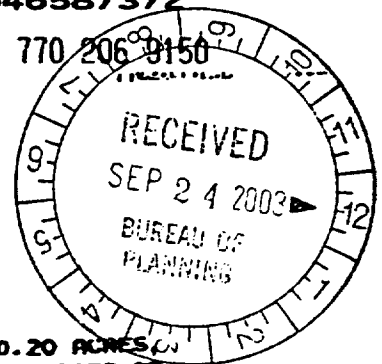
NCV-13-02 WED 11:44 AM JACOBY DEVELOPMENT

4046587372

FAX NO. 770 206 9150

11-13-03 04:57P FAX

U-03-24



LEGAL
DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND CONTAINING 0.20 ACRES
LYING AND BEING IN LAND LOT 15 OF THE 14TH DISTRICT OF
FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERN RIGHT OF WAY OF
NORTH AVENUE AND THE INTERSECTION OF THE EASTERN
RIGHT OF WAY OF NORTH HIGHLAND AVENUE:

THENCE 287.09 FEET SOUTH ALONG THE EAST RIGHT OF
WAY OF NORTH HIGHLAND AVENUE TO THE TRUE POINT OF BEGINNING,
A PUNCH HOLE IN CONCRETE.

THENCE SOUTH 88 DEGREES 58 MINUTES 26 SECONDS EAST
A DISTANCE OF 175.01 FEET TO AN IRON PIN.

THENCE SOUTH 0 DEGREES 00 MINUTES 57 SECONDS WEST
A DISTANCE OF 50.60 FEET TO AN IRON PIN.

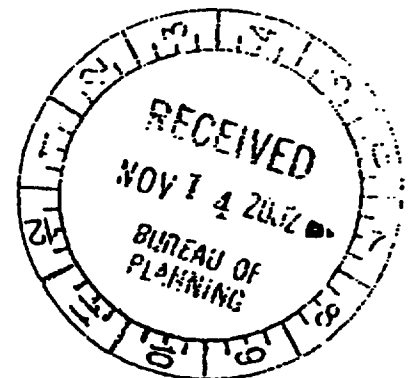
THENCE NORTH 89 DEGREES 06 MINUTES 17 SECONDS WEST
A DISTANCE OF 175.01 FEET TO A PUNCH HOLE IN CONCRETE.

THENCE NORTH 0 DEGREES 01 MINUTES 15 SECONDS EAST
A DISTANCE OF 51.00 FEET TO A PUNCH HOLE IN CONCRETE AT THE
TRUE POINT OF BEGINNING.

SAID PARCEL AS SHOWN ON A PLAT OF SURVEY DATED
JANUARY 26, 2002 BY STEVE B. HANNINGS R.L.S. #2742

SAID PARCEL KNOWN AS 579 NORTH HIGHLAND AVENUE OR
THE NORTH HALF OF LOT 2 BLOCK 14 COPENHILL SUBDIVISION,
CITY OF ATLANTA, GEORGIA. REFERENCE PLAT BOOK 6 PAGE
197.

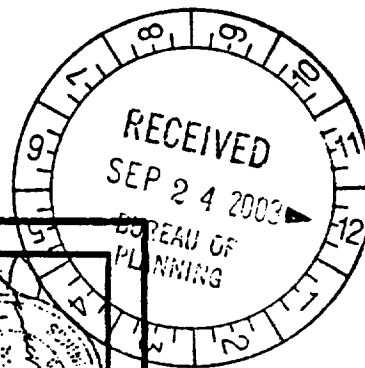
2-02-85



TOTAL P.25

Page 1 of 2

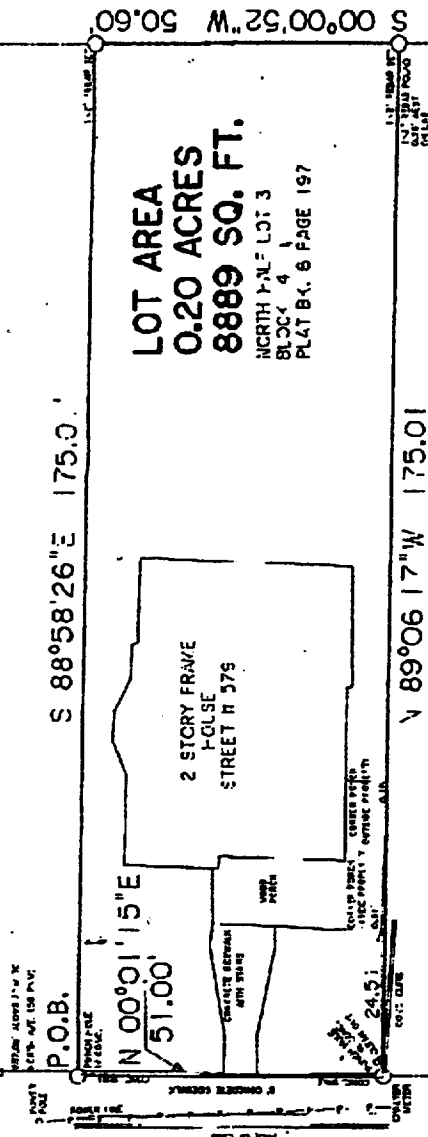
V-03-24



MANUEL ... & ROBERT VIA GCF
PLAT BK. 6 PAGE 197

N. HIGHLAND AVE.
(50' R/W) 32.3' PAVEMENT

Page 2 of 2



VANTOSH CO. INC.
PLAT BK. 6 PAGE 197

JOYCE C. COLMAP
PLAT BK. 5 PAGE 197

STATEMENT OF PRECISION AND ACCURACY
In my opinion, this is a correct representation of the land and adjacent land has been surveyed and shown by this map with the following accuracy and precision of the survey:
This plan has been prepared for the purpose of showing the location of the lot and the adjacent land and the adjacent land has been surveyed and shown by this map with the following accuracy and precision of the survey:
This plan has been prepared for the purpose of showing the location of the lot and the adjacent land and the adjacent land has been surveyed and shown by this map with the following accuracy and precision of the survey:

STATEMENT OF FLOOD HAZARD
This property is not in a flood hazard area as shown on the Flood Insurance Rate Map (FIRM) for the area of the property. The property is not in a flood hazard area as shown on the Flood Insurance Rate Map (FIRM) for the area of the property.



BOUNDARY SURVEY
for
CHRIS COLBERT
LOCATION

579 N. HIGHLAND AVE.

CITY OF ATLANTA
FULTON COUNTY
GEORGIA

14th DISTRICT LAND LOT 15
DATE: JAN. 25, 2002 JOB# 2K21C1